



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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May 14, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

63 May 14, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**QUITCLAIM OF FEE AND EASEMENT
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
EATON WASH PARCELS 127EX, 129EX, AND 441EX
CITIES OF ROSEMEAD AND EL MONTE
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

This action will allow the Los Angeles County Flood Control District to quitclaim certain fee and easement interests along Eaton Wash in the Cities of Rosemead and El Monte to Hermetic Seal Corporation.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find that this project is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee and easement interests in Eaton Wash Parcels 127EX and 441EX in the City of Rosemead and Parcel 129EX partly in the Cities of Rosemead and El Monte are no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the quitclaim of Eaton Wash Parcels 127EX, 129EX, and 441EX from the Los Angeles County Flood Control District to Hermetic Seal Corporation for \$32,700.

4. Delegate authority to the Chief Engineer of the Los Angeles County Flood Control District or her designee to sign the Quitclaim Deed document and deliver to Hermetic Seal Corporation.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to quitclaim its fee interest in Parcel 127EX and easement interests in Parcels 129EX and 441EX to Hermetic Seal Corporation. Hermetic Seal Corporation requested to purchase these parcels to eliminate an encroachment into LACFCD right of way.

Parcels 127EX and 129EX were acquired for the construction of Eaton Wash. Construction has been completed, and these parcels lie outside the required right of way. Parcel 441EX was acquired for ingress and egress. HSC Holding LLC will grant the LACFCD an alternative easement for ingress and egress resulting in Parcel 441EX to be surplus to the LACFCD's needs.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Fiscal Sustainability (Goal 2). The revenue from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The proposed cost of the sale in the amount of \$32,700 represents the fair market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcels 127EX, 129EX, and 441EX are located along Eaton Wash, east of Temple City Boulevard and north of Valley Boulevard, in the Cities of Rosemead and El Monte.

Pursuant to Government Code Section 65402, notification of the proposed sale was submitted to the appropriate agencies for their reports as to conformance with the adopted General Plans of the agencies. Since no answers were received within the 40-day period as stipulated in this section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plans.

The proposed quitclaim of fee and easement is authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The proposed transaction will not hinder the use of Eaton Wash for possible transportation, utility, recreational corridors, or flood control purposes.

The Quitclaim Deed document will be approved by County Counsel as to form and recorded.

ENVIRONMENTAL DOCUMENTATION

This proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the State CEQA Guidelines and Class 12 of the Environmental Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. These exemptions provide for the sale of surplus government property. The surplus properties under the proposed sale do not have significant values for wildlife habitat or other environmental purposes and are incapable of independent development.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will eliminate the need to maintain this property and reduce the cost of the LACFCD's expenses and exposure to potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim Deed document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER
Director

GF:SGS:hp

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office